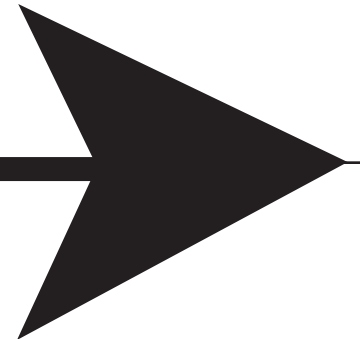


STAKEHOLDERS' INFLUENCE ON NORTHGATE PLANNING AND DECISIONS



Advice #1 (June 3, 2004):

Open Space and Drainage
Options for South Lot
Development

Impact

- Stakeholders' comments on water quality, habitat, green space, and their desire for continuously flowing water influenced selection of the Thornton Creek Water Quality Channel ("hybrid") option.
- Mayor and Council approved and funded the hybrid option that met stakeholders' agreed-upon priorities for moving water, aesthetics, safety, pedestrian movement and water quality.

Advice #2 (June 28, 2004):

Memorandum of Understanding (MOU) Between Seattle Public Utilities (SPU) and Lorig Associates, LLC, on Northgate South Lot Construction

Impact

- At Stakeholders' request, language was added to the agreement to ensure stakeholders stay involved and informed on progress and decisions throughout design and development.
- Mayor and Council authorized SPU to purchase the 2.7 acres and enter into an MOU with Lorig Associates (Ordinance #121546) regarding design coordination and site reconfiguration.
- Mayor and Council authorized SPU to spend specified funding amount to design and construct the Thornton Creek Water Quality Channel (Ordinance #121547).
- Lorig and SPU executed the agreement and are integrating designs for the Northgate Commons and Thornton Creek Water Quality Channel on the South Lot. Stakeholders receive briefings and provide input as the design progresses.

Advice #3 (June 28, 2004):

Development of the Northgate Coordinated Transportation Investment Plan (CTIP)

Impact

- Stakeholders influenced the CTIP work plan by adding language to ensure the CTIP addresses safety, an emphasis on all transportation modes, and special attention to congestion on Northgate Way, among others. Stakeholders also gave their input on the CTIP public involvement plan.
- Seattle Department of Transportation (SDOT) is proceeding with the scope of work endorsed by the stakeholders.
- Stakeholders and SDOT considered and approved the CTIP planning, financial and technical assumptions (reflected in Advice #5), and will continue to advise the City as the CTIP is completed according to the public involvement plan.

Comprehensive Plan Amendments Decision (Sept. 23, 2004):

Impact

- Stakeholders endorsed language to include 8 goals and 17 policies from the Northgate Area Comprehensive Plan in the Seattle Comprehensive Plan
- Mayor proposed and Council approved all of the stakeholders' recommendations except one to allow modifications to single-family zoning.

Advice #4 (Nov. 22, 2004):

Proposed Redevelopment of
Northgate Mall

Impact

- In response to stakeholders' direction, Simon Properties modified their proposed design by adding continuous pedestrian pathways through the west side of the mall, relocating two corner buildings to abut the street edges, incorporating natural drainage technologies to treat water runoff, and other design improvements.
- Design Review Board considered stakeholders' advice memo on Dec. 6, 2004, and Jan. 3, 2005, and supported key stakeholder priorities in issuing Early Design Guidance Priorities for the Northgate Mall redevelopment (Project #2402787).

Advice #5 (Feb. 28, 2005):

Northgate Coordinated Transportation Investment Plan (CTIP) Planning, Financing and Technical Assumptions

Impact

- SDOT incorporated all of stakeholders detailed comments and stakeholders unanimously supported the Planning, Financing, and Technical Assumptions document that will guide the final CTIP.

Upcoming Advice

- Northgate Commons proposal (March 29, 2005)
- Advice on the 5th Ave. street improvements project
- CTIP Evaluation Criteria and Future Opportunities Advice (Early July)
- CTIP Priority Projects and Programs (Late September)

Ongoing Briefings and Reports:

- North Seattle Community College's Master Plan
- Northgate Mall Redevelopment – follow-up design review and issuance of Master Use Permit (Project #2402787)
- Lorig and ERA Care Northgate Commons Project – follow-up on design review, contract rezone, and issuance of Master Use Permit (Project #2401519)
- Thornton Creek Water Quality Channel – follow-up on design and implementation of stakeholder's priorities.
- 3rd Ave. NE street extension and nearby street/pedestrian improvements
- King County Transit-oriented Development planning
- Northgate Library, Park and Community Center – construction beginning March 2005 and facility opening anticipated late spring 2005
- Sound Transit North Link Light Rail planning
- Seattle Monorail Project